



THE FOX THEATRE

September 2, 2010

By U.S. Certified Mail, Postage Prepaid and by Hand Delivery

Mr. Joe G. Patten
62 Ponce de Leon Avenue
c/o The Fox Theatre Building
660 Peachtree Street, N.E.
Atlanta, Georgia 30308

Dear Joe:

As you know, on Monday evening, more than two-thirds of the Board of Trustees of Atlanta Landmarks, Inc. voted to terminate the Indenture of Lease dated December 28, 1979 (the "1979 lease") between you and Atlanta Landmarks. Although the decisions to call the meeting of the Board and to terminate the 1979 lease were difficult ones, the Board's vote demonstrates its belief that it is in the best interests of both Atlanta Landmarks and you to enter into a new lease arrangement going forward through which you can continue to enjoy the apartment that has been your home for over 30 years.

As a consequence of the Board's decision, and as required by Sections 9.1(b) and 16.1 of the 1979 lease, this letter is to provide you with formal, written notice of the termination of the 1979 lease. The 1979 lease will therefore terminate on the 90th calendar day from the date of this letter.

In addition to providing you with notice of the termination of the 1979 lease, the purpose of this letter is to reaffirm our hope and desire that you and your attorney will work with us to reach agreement on a new lease going forward so that you can continue to live in the apartment so long as you are able. If you or your attorney has any questions or wish to discuss any of the provisions of the new agreement, please do not hesitate to contact us. We are happy to discuss any issue about which you have a concern.

Finally, please understand that we cannot leave the offer of the new occupancy agreement on the table indefinitely. Although we are willing to discuss any of the terms of the agreement and have some flexibility in our timeframe, we expect to have a new agreement in place no later than September 15, 2010.

I look forward to hearing from you very soon

Sincerely,

Atlanta Landmarks, Inc.

A handwritten signature in cursive script that reads "Woody".

By:

Woody White, President

CC: Emmet J. Bondurant, Esq.
c/o S&H X-Ray Company
1934 Cliff Valley Way N.E.
Atlanta, GA 30359